

BILL NO. R-84-1-08

DECLARATORY RESOLUTION NO. R-

10-84

A DECLARATORY RESOLUTION confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

WHEREAS, Common Council has previously designated by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

Part of the West half of the Northwest Quarter of Section 20, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows, to-wit:

Beginning on the North line of said Northwest Quarter at a point situated 208.7 feet, S 90°-00' W (deed bearing and is used as the basis for the bearings in this description) from the Northeast corner of said West half; thence S 00°-02' E (recorded S 00°-10' E) and parallel to the East line of said West half, on and along a line established by an existing line fence and monuments found, a distance of 596.8 feet to a post found; thence S 90°-00' W and parallel to the North line of said Northwest Quarter, a distance of 369.8 feet (recorded 369.39 feet); thence N 00°-07' E, on and along a line being partially defined by the East line of Parker Cemetery, being a 2.4 acre tract with boundaries established in two deeds both having been recorded in Deed Record 366, page 221 in the Office of the Recorder in Allen County, Indiana, a distance of 596.8 feet to the Northeast corner of said Parker Cemetery, being a point on the North line of said Northwest Quarter; thence N 90°-00' E, on and along said North line, being also the centerline of St. Joe Center Road, a distance of 188.2 feet to the Northwest corner of a tract of land conveyed to Lassus Brothers Oil, Inc. in Deed Record 733, page 527 in the Office of the Recorder of Allen County, Indiana; thence S 00°-02' E (recorded S 00°-10' E), on and along the West line of said Lassus Brothers Oil, Inc. tract, and parallel to the East



Page Two

line of said West Half, a distance of 170.0 feet to the Southwest corner of said tract; thence N 90°-00' E, on and along the South line of said Lassus Brothers Oil, Inc. tract and parallel to said North line, a distance of 150.0 feet to the Southeast corner of said tract; thence N 00°-02' W (recorded N 00°-10' W), on and along the East line of said Lassus Brothers Oil, Inc. tract and parallel to the East line of said West Half, a distance of 170.0 feet to the Northeast corner of said tract, being a point on the North line of said Northwest Quarter; thence N 90°-00' E, on and along said North line, being also the centerline of St. Joe Center Road, a distance of 30.0 feet to the point of beginning, containing 4.470 acres of land, subject to legal right-of-way for St. Joe Center Road, subject to a legal drainage easement for Shoppman Ditch and subject to all other easements of record;

said property more commonly known as 3428 St. Joe Center Road, Fort Wayne, Indiana 46815; and

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution;

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 5-3-1 and a public hearing has been conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, the Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

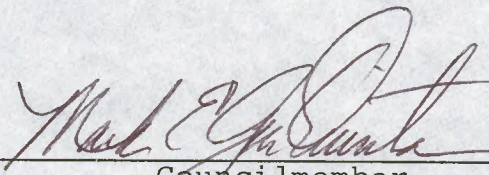
SECTION 1. That, the Resolution previously designating the above described property an "Economic Revitalization Area" is confirmed in all respects.



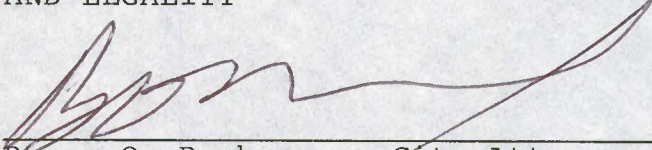
Page Three

SECTION 2. That, the above described property is hereby declared an "Economic Revitalization Area" pursuant to I.C 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 24th day of January, 19 84, at 7:30 o'clock 9 .M., E.S.

DATE: 1-10-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>HENRY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 1-24-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. R-10-84 on the 24th day of January, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of January, 19 84, at the hour of 11:30 o'clock 9 .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 30th day of January, 19 84, at the hour of 9 o'clock A .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



No. 8 November 9 1983

Received from Neil Kobi

Fifty and 00/100 Dollars

Tax Abatement Application Fee

\$50.00

Neil Kobi

C-108

November 9 1983

71-1232  
749

PAY  
TO THE  
ORDER OF

CITY of FORT WAYNE

\$50.00

FIFTY AND 00/100

DOLLARS



ANTHONY WAYNE BANK  
FORT WAYNE, INDIANA 46802

FOR

Neil H. Kobi  
John F. Ronsaal

0749123281

0230026 511

PLEASE CHECK PRINTERS - 87



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Summit City Investments
2. Owner(s) Neil Kobi, Sabah Saud,
3. Address of Owner(s) P.O. Box 10644  
Fort Wayne, IN 46853
4. Telephone Number of Owner(s) (219) 422-2478
5. Relationship of Applicant to Owner(s) if any Owner
6. Address of Applicant 220 West Fleming Avenue  
Fort Wayne, IN 46807
7. Telephone number of Applicant (219 ) 422-2478
8. Address of Property Seeking Designation 3428 St. Joe Center Road  
Fort Wayne, IN 46815
9. Legal Description of Property Proposed for Designation (may be attached)  
Attached
10. Township St. Joe
11. Taxing District 75



12. Current Zoning B-3-B
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? bare land
- \_\_\_\_\_
- \_\_\_\_\_
- b. What Structure(s) (if any) are on the property? None
- \_\_\_\_\_
- \_\_\_\_\_
- b. What is the condition of this structure/these structures? \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
15. Current Assessed Value of Real Estate \_\_\_\_\_
- a. Land \$2,700.00
- b. Improvements -0-
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
17. Description of Proposed Improvements to the Real Estate \_\_\_\_\_
- \_\_\_\_\_
- 13 Buildings used for self-storage; each building containing 5440 square feet
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- \_\_\_\_\_
- November 1983
- b. When is completion expected? February, 1984
19. Cost of Project (not including land costs) \$800,000.00



20. Permanent Jobs Resulting from Completed Project 4

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Four (4)

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? bookkeeper, maintenance, property manager and consultant

c. Anticipated time frame for reaching employment level stated above?

February 1984

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None.

However, developer will install a public sewer extension.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? There have been several attempts to develop this property

with no success. This is the first project to have any success and quite probably the only substantial development that could ever take place on this site. The success of this development will lead to future benefits for the community in continuing tax revenues. We feel that the whole community is an economically depressed area and that the development of this site will create tax revenues and jobs that would not otherwise have been available to the community.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? It will increase the number of people employed fulltime and add a continuous increased tax base.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_

Perpetual Maintenance Agreement - Attached

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES        X        NO

26. Financing on Project

What is the status of financing connected with this project?

Private financing for this project is already in place.



I hereby certify that the information and representation on this Application are true and complete.

Neil H. Kobi

Signature(s) of Owners

[Signature]

NOVEMBER 9, 1983

Date

Nov/9/83

Information Below to be filled in by Department of Economic Development:

Date Application Received:

\_\_\_\_\_

Date Application Forwarded to Law Dept:

\_\_\_\_\_

Date of Legal Notice Publication:

\_\_\_\_\_

Date of Public Hearing:

\_\_\_\_\_

Date of Building Permit:

\_\_\_\_\_

Approved or Denied? Date:

\_\_\_\_\_

Allocation Area:

\_\_\_\_\_







ZOHRAB K. TAZIAN, PE & LS  
president  
JERRY K. WALKER, PE & LS  
vice-president

zk tazian

ASSOCIATES, INC.  
345 WEST WAYNE STREET  
SUITE 202  
FORT WAYNE, INDIANA 46802  
PHONES: 219/424-3232  
219.426-0003

## CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

### DESCRIPTION OF REAL ESTATE

Part of the West Half of the Northwest Quarter of Section 20, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows, to wit:

Beginning on the North line of said Northwest Quarter at a point situated 208.7 feet, S 90°-00' W (deed bearing and is used as the basis for the bearings in this description) from the Northeast corner of said West Half; then S 00°-02' E (recorded S 00°-10' E) and parallel to the East line of said West Half, on and along a line established by an existing line fence and monuments found, a distance of 596.8 feet to a post found; thence S 90°-00' W and parallel to the North line of said Northwest Quarter, a distance of 364.8 feet (recorded 369.39 feet); thence N 00°-07' E, on and along a line being partially defined by the East line of Parker Cemetery, being a 2.4 acre tract with boundaries established in two deeds both having been recorded in Deed Record 366, page 221 in the Office of the Recorder of Allen County, Indiana, a distance of 596.8 feet to the Northeast corner of said Parker Cemetery, being a point on the North line of said Northwest Quarter; thence N 90°-00' E, on and along said North line, being also the centerline St. Joe Center Road, a distance of 188.2 feet to the Northwest corner of a tract of land conveyed to Lassus Brothers Oil, Inc. in Deed Record 733, page 527 in the Office of the Recorder of Allen County, Indiana; thence S 00°-02' E (recorded S 00°-10' E), on and along the West line of said Lassus Brothers Oil, Inc. tract, and parallel to the East line of said West Half, a distance of 170.0 feet to the Southwest corner of said tract; thence N 90°-00' E, on and along the South line of said Lassus Brothers Oil, Inc. tract and parallel to said North line, a distance of 150.0 feet to the Southeast corner of said tract; thence N 00°-02' W (recorded N 00°-10' W), on and along the East line of said Lassus Brothers Oil, Inc. tract and parallel to the East line of said West Half, a distance of 170.0 feet to the Northeast corner of said tract, being a point on the North line of said Northwest Quarter; thence N 90°-00' E, on and along said North line, being also the centerline of St. Joe Center Road, a distance of 30.0 feet to the point of beginning, containing 4.470 acres of land, subject to legal right-of-way for St. Joe Center Road, subject to a legal drainage easement for Shoppman Ditch and subject to all other easements of record.

### EXHIBIT "A"

Hereby certify on the 11th day of September, 1997 that the above survey is correct.  
Surveyed for St. Joe Road Property of St. Joe Center Road  
Witness my hand and seal this 11th day of September, 1997.





BILL NO. R-84-01-08

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~ORDINANCE~~ A DECLARATORY RESOLUTION confirming the designation of an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

CONCURRED IN 1-24-84  
SANDRA E. KENNEDY, CITY CLERK



DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-84-01-08

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

Said property more commonly known as 3428 St. Joe Center Rd.

(Summit City Investments)

EFFECT OF PASSAGE Previously undeveloped property will be utilized, creating tax revenues and jobs for the community.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$800,000.00 (not including land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-01-07 AND R-84-01-08 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on January 10, 1984 ,  
date

designating property at 3428 St. Joe Center Rd.  
(Summit City Investments)

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, January 24, 1984, 7:30 P.M.,  
date, time & place  
City-County Bldg., One Main Street, Room 128, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.



Sandra E. Kennedy  
City Clerk





# The City of Fort Wayne

January 11, 1984

Ms. Mary Gabet  
Fort Wayne Nwspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of January 14, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Economic Revitalization Area

Resolutions No.	R-84-01-01 & R-84-01-02
"	" R-84-01-03 & R-84-01-04
"	" R-84-01-05 & R-84-01-06
"	" R-84-01-07 & R-84-01-08

Please send us 4 copies of each of the above the Publisher's Affidavit from both newspapers.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL; 4



Fort Wayne Common Council

To NEWS-SENTINEL Dr.

(Governmental Unit)

Allen

County, Ind

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines	
Head number of lines	5
Body number of lines	24
Tail number of lines	2
Total number of lines in notice	31

COMPUTATION OF CHARGES

31 lines, 1 columns wide equals 31 equivalent lines at .230¢ cents per line	\$ 7.13
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra	1.00
TOTAL AMOUNT OF CLAIM.	\$ 8.13

DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Jan. 14 19 84

Title CLERK

Form 903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS.

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that she is CLERK

NEWS-SENTINEL

DAILY

a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA town

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

1/14/84

Drusilla Roose

Subscribed and sworn to me before this 14th day of January 19 84

Anne M. Perkins

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING - FORT WAYNE COMMON COUNCIL (RESOLUTIONS NO. R-84-01-07 AND R-84-01-08)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on January 10, 1984, designating property at 3428 St. Joe Center Rd. (Summit City Investments) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, January 24, 1984 at 7:30 P.M., City-County Bldg., One Main Street, Room 128, Fort Wayne, IN.

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kannady  
City Clerk



PUBLISHER'S CLAIM

LINE COUNT

Display	Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines	5
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Charge for extra proofs of publication (50 cents for each proof in excess of two)					2 extra		1.00
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Width of single column 9.6 picas	Size of type.....6.....point
Number of insertions.....1.....	Size of quad upon which type is cast.....6.....

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Jan. 14, 1984

Title.....CLERK.....

Form 904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned.....Drusilla Roose.....who, being duly sworn, says that she is.....CLERK.....of the.....JOURNAL-GAZETTE.....DAILY.....newspaper of general circulation printed and published in the English language in the city of.....FORT WAYNE, INDIANA.....town.....in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for.....one time.....the dates of publication being as follows: 1/14/84

Subscribed and sworn to me before this 14th day of January 1984

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING - FORT WAYNE COMMON COUNCIL (RESOLUTIONS NO. R-84-01-07 AND R-84-01-08)

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Sandra E. Kennedy  
City Clerk

1--14